



Kempsters
ESTATE AGENTS

59 Godman Road
Chadwell St Mary Grays RM16 4TD

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Asking price
£270,000

This three bedroomed house is situated in a quiet walkway position and overlooks a small green. Features include a bright lounge/diner, kitchen, ground floor toilet, utility area, approx 30' rear garden plus off road parking.



- Lounge/diner 15'5 x 11'8
- Kitchen 10'7 x 9'7
- Utility area
- Ground floor toilet
- Bedroom one 12'7 x 9'11
- Bedroom two 10'7 x 10'
- Bedroom three 9'8 x 8'
- Bathroom
- Rear garden approx 30'
- Possible parking space at rear

ENTRANCE PORCH

Double glazed windows to front and sides, tiled floor. Partially opaque glazed door to:

ENTRANCE HALL

Coved and textured ceiling, access to first floor, radiator, power points, laminate floor.

LOUNGE/DINER

16'5 x 11'8 (4.88m'2.15m x 3.35m'2.44m)

Double glazed bow window to front, coved and textured ceiling, radiator, power points, laminate floor.

KITCHEN

10'7 x 9'7 (3.05m'2.13m x 2.74m'2.13m)

Double glazed window to rear, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, fitted extractor above, space for washing machine and fridge, built-in under stairs storage cupboard, wall mounted gas central heating boiler, partly tiled walls, power points, tiled floor.

LOBBY/UTILITY

Opaque double glazed window to rear, coved and textured ceiling, built-in storage cupboard, ample appliance space, tiled floor.

GROUND FLOOR WC

Opaque double glazed window to rear, coved and textured ceiling, low flush wc, radiator, tiled floor.

FIRST FLOOR LANDING

Coved and textured ceiling, access to loft space, large built-in cupboard, fitted carpet.

BEDROOM ONE

12'7 x 9'11 (3.66m'2.13m x 2.74m'3.35m)

Double glazed window to front, coved and textured ceiling, built-in cupboard, radiator, power points, fitted carpet.

BEDROOM TWO

10'7 x 10' (3.05m'2.13m x 3.05m')

Double glazed window to rear, coved and textured ceiling, built-in cupboard, radiator, power points, fitted carpet.



BEDROOM THREE

9'8 x 8' (2.74m'2.44m x 2.44m')

Double glazed window to front, coved and textured ceiling, radiator, power points, fitted carpet.

BATHROOM

Two opaque double glazed windows to rear, coved and smooth plastered ceiling, suite comprising bath with independent shower unit above, vanity unit with inset wash hand basin and low flush wc, tiled walls, radiator, vinyl floor covering.

REAR GARDEN

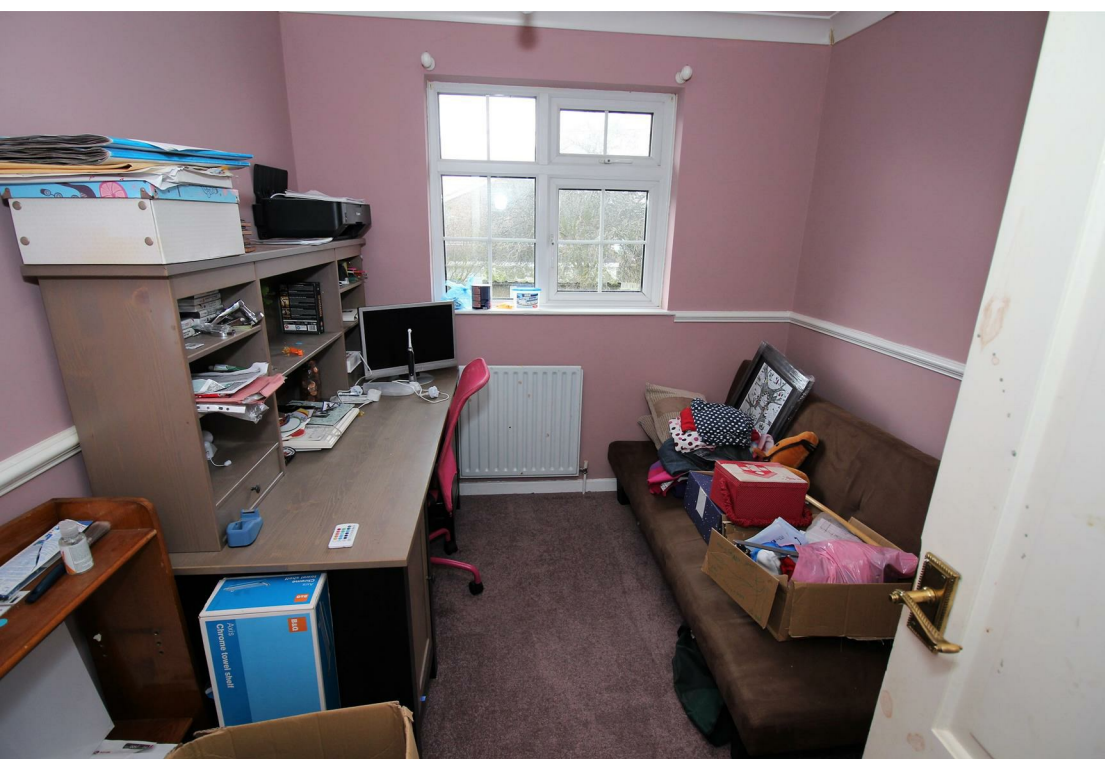
approximately 30' (approximately 9.14m')

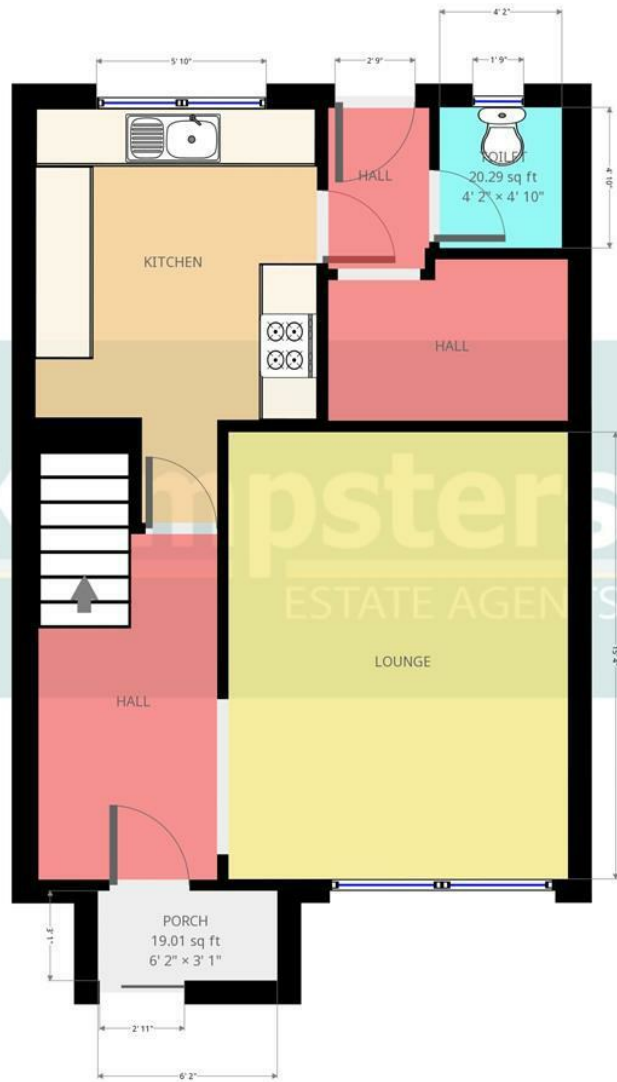
Large patio area, part of which could provide a parking space, small lawn area, outside tap, double gates, rear vehicular access.

FRONT GARDEN

Laid to patio with dwarf wall surround.







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